

Mortgage Record.

919., by and between
of Kansas, part
ary of the second part.
deration of the sum of
nts do Grant, Bargain,
scribed real estate sit-
d. Eighty nine
First three
at One
ed Each One
places of
ue (32)
ans.
enances thereunto be-
the lawful
nembrances, and will
utors, administrators
ure the payment of
Dollars
ary of the first part
-which said note and
against said premises
e party of the second
d be secured by this
of ten per cent. per
y upon, or which may
second part, as addi-
ms to the amount of
Dollars,
nce be procured there-
ional insurance shall
been so made pay-
any sum covenanted
to be paid; or in case
e unoccupied and va-
e party of the second
and the party of the
e charge of, care for
and insurance premiums; and
n the debt hereby se-
late of filing foreclos-
all the benefits of the
to remain in full force
name, and affixed
d
A. D. 1919.,
nty and State, came
owledged the execu-
sent at Los Angeles
ate
Notary Public.
ock A.M.
egister of Deeds.
Deputy.

Reg. 7-1919
6251
I, Mary Ellen Simpson, Clerk of the District Court, Douglas County, Kan., do hereby certify that a judgment of foreclosure was rendered by said District Court on the 11th day of May, 1919, in the same it is duly recorded in Journal H.H. at page 118. Witness my hand this 2nd day of October, 1919.
Mary Ellen Simpson, Clerk of District Court
By John Allen, Deputy Clerk of District Court

ATTEST:
A. B. Cole
Notary of Deeds

For Assignment See Book 62 Page 263

This Indenture, Made this 22nd day of September A. D. 1919, by and between A. B. Cole & Gertrude Cole, his wife, of Douglas County of Douglas, and State of Kansas, part of the first part, and Jan. C. Woolf, party of the second part.

WITNESSETH: That the part of the first part, in consideration of the sum of Twenty five hundred \$00 Dollars, to them duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do Grant, Bargain, Sell and Convey unto the party of the second part, his heirs, executors, administrators or assigns, the following described real estate situated in the County of Douglas and State of Kansas, to wit: East Half of the North East Quarter less two and one half (2 1/2) acres to Atchison, Topeka & Santa Fe Railroad in Sec. Eight (8), Township 12, Range Nineteen (19).

TO HAVE AND TO HOLD THE SAME together with all and singular the tenements, hereditaments and appurtenances thereunto belonging.

The part of the first part covenants and agree that at the delivery hereof they are the lawful owner of said premises and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and will warrant and defend the same in the quiet and peaceable possession of the party of the second part, his heirs, executors, administrators or assigns forever.

THIS GRANT is intended as a mortgage to secure the payment of Twenty Five Hundred \$00 Dollars according to the terms of a certain promissory note and a certain indenture of even date herewith, made by the party of the first part to the party of the second part, said promissory note and indenture defining and setting forth the terms and the manner of payment, which said note and indenture are here referred to and made a part of this contract the same as though here written out in full.

The party of the first part covenants and agrees to pay all the taxes and assessments levied upon and assessed against said premises when due and payable; to pay all the premiums for the amount of insurance herein specified; and if not so paid, the party of the second part may pay said taxes and insurance premiums, and the amount so paid shall be a lien upon said premises, and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, together with interest at the rate of ten per cent. per annum until paid.

The party of the first part further covenants and agrees to keep the buildings, fences and other improvements now upon, or which may be placed upon said premises, in good repair and condition; and to procure, maintain and deliver to the party of the second part, as additional and collateral security, policies of insurance against loss and damage by fire, tornadoes, cyclones and windstorms to the amount of not less than \$00 Dollars, loss, if any, payable to the party of the second part or his assigns, as his interest may appear; and if additional insurance be procured thereon, and the policies therefor shall not be made in terms payable as herein specified, the company placing such additional insurance shall nevertheless make contribution in case of loss to the same extent as it would be required to do if said policies had been so made payable and delivered to the party of the second part as additional and collateral security for the payment of said debt.

The party of the first part further agrees that if default be made for the space of three months in the payment of any sum covenanted to be paid in said promissory note and indenture, or in paying the taxes or insurance premiums herein covenanted to be paid; or in case of the breach of any covenant in said promissory note and indenture or herein contained; or if said premises become unoccupied and vacant for the space of three months; or strip and waste be committed; all sums hereby secured shall, at the option of the party of the second part, or his assigns, at once become due and payable and bear interest at the rate of ten per cent. per annum until paid, and the party of the second part shall have the right to foreclose this mortgage according to law, and to have a Receiver appointed to take charge of, care for and rent said premises, and out of the rents, issue the profits derived therefrom to pay the cost of repairs, taxes and insurance premiums; and the residue, if any there be, after paying said Receiver a reasonable compensation for his services, shall be applied upon the debt hereby secured.

The party of the first part further agrees that the fees for continuing the abstract of title of said premises to the date of filing foreclosure action, shall be included in any judgment and decree of foreclosure hereunder.

The party of the first part, for said consideration, hereby expressly waives appraisalment of said real estate, and all the benefits of the homestead exemption and stay laws of the State of Kansas.

The foregoing conditions being performed, this conveyance shall be void and the mortgage discharged, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the part of the first part have hereunto subscribed their names and affixed their seals the day and year first above written.

A. B. Cole
Gertrude Cole

STATE OF KANSAS,
County of Douglas } ss.
BE IT REMEMBERED, That on this 22nd day of September A. D. 1919, before me, a Notary Public, A. B. Cole & Gertrude Cole, his wife, to me personally known to be the identical persons described in and who executed the foregoing mortgage, and acknowledged the execution of the same to be their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Lawrence, Kansas, the day and year last above written.

My commission expires Feb. 11, 1923.

E. O. Perkins
Notary Public.

This instrument was filed for record on the 24 day of November A. D. 1919 at 2:05 o'clock P.M.
Estelle Dethlefsen
Register of Deeds.
By Deputy.